



The Drove
Collyweston PE9 3PX



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Welcome to **The Drove**

This three-bedroom end-terraced home is situated in a popular village only a short drive from Stamford and offering amenities including a pub and village shop. The property would benefit from updating but provides spacious accommodation and off-road parking and is offered with no onward chain.





Entrance Hall

Living Room

9' 10" x 13' 6" (3.00m x 4.11m)

Dining Room

7' 1" x 9' 11" (2.16m x 3.02m)

Kitchen

15' 6" x 7' (4.72m x 2.13m)

Utility Room/Boot Room

8' 10" x 8' 8" (2.69m x 2.64m)

Bedroom One

13' 5" x 11' 1" (4.09m x 3.38m)

Bedroom Two

8' 10" x 12' 8" (2.69m x 3.86m)

Bedroom Three

9' 11" x 7' (3.02m x 2.13m)

Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)

Welcome to

The Drove

- Well-Presented End-Terrace Home
- Popular Village Location Close To Stamford
- Village with Amenities
- Living Room & Separate Dining Room
- Utility/Boot Room
- Three Bedrooms
- Driveway For Off Road Parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

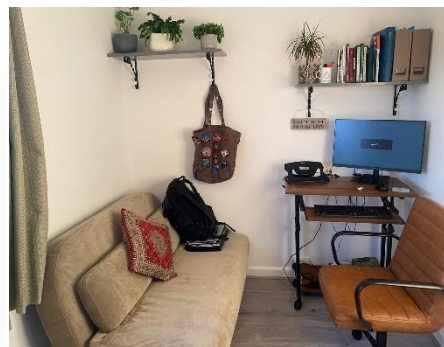
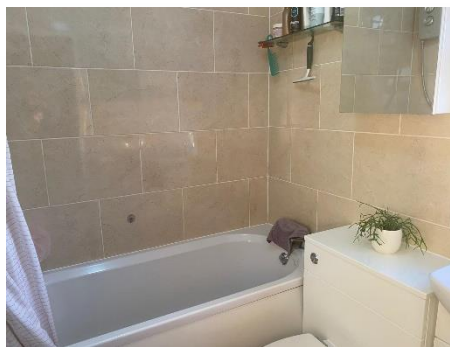
£280,000

The property offers spacious and well-presented accommodation briefly comprises: Entrance hall leading to the living room with feature fireplace and opening through to the dining room. The kitchen is off the dining room and is fitted with a range of units with a built-in oven & hob and space for a washing machine with a glazed door out the rear garden. Off the kitchen is the utility/boot room where there is space for a fridge freezer.

Upstairs there are three bedrooms and a well-fitted three-piece bathroom with a shower over the bath.

Outside there is a gravelled driveway to the front providing off road parking and a gate leading to the rear garden which is mainly laid to lawn with a raised patio seating area and a garden shed for additional storage.

Viewing is highly recommended!



Please note the marker reflects the
postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Property Ref:
SMD105049 - 0002



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